FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * * *

Petitioners

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance in which the Petitioners request relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) to be located 8 feet from the centerline of an alley in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

It should be noted that the Petition filed indicated that the Petitioners also own the adjoining property on the affected side of the relief requested. Petitioner's Exhibit 1 depicts the proposed accessory building will be placed 2.5 feet from the adjoining side property line. The relief granted herein shall be contingent upon Petitioners' holding a The relief granted herein shall be contingent upon Petitioners' holding a setback of 2.5 feet from that side property line in their development of the proposed garage.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the proposed section.

information available, there is no evidence in the file to indicate that

the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of June, 1992 that the Petition for Administrative Variance requesting relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) to be located 8 feet from the centerline of an alley in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) In addition to the 8-foot setback from the centerline of the alley to the rear of the subject property, the proposed garage shall also have a setback of 2.5 feet from the side property line, as shown on Petitioner's Exhibit 1.

3) Petitioners shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain

MICROFILIVIEL

EIVED FOR ORDE Date

MICROFILMEL

- 2-

AFFIDAVIT

IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows

That the information herein given is within the personal knowledge of the Affant(s) and that Affant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative

That Affant(a) acknowledge(a) that if a protest is filed, Affant(a) will be required to pay a reposting and advertising fee and

the Affants(s) herein, personally known or estimactorily identified to me as such Affants(s), and made onth in due form of law that the matters and facts hereinshove set forth are true and correct to the best of his/her/their knowledge and ballef.

My Commission Expires: 10-C15

IF I HELD THE BACK OF THE GARAGE 15 FEET FROM

THE CENTER OF THE EASEMENT IT WOULD RESTRICT ME

FROM DRIVING INTO THE RIGHT DOOR OF THE GARAGE.

That the Affant(s) does/do presently reside at 6729 RAILWAY AVE

WILLIAM WACHTER

AS WITNESS my hand and Notarial Scal.

5/24/92

I MERCHY CERTIFY, this 26th day of 120

92-469-A

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400-2 of THE BLAE TO REPORT AN ACCESSORY BULLDING TO BE LOCATED 8/1 from The CENTERLINE OF AN ALLEY IN LIEN OF THE REQUIRED 15 15.

of the Zoning Regulations of Baltimore County for the following reasons: (indicate hardstip or practical difficulty)

IF I HELD THE BACK OF THE GARAGE 15 FEET FROM THE CENTER OF THE EASE MENT IT WOULD RESTRICT ME TRUM DAILIRE INTO THE AILHT DOOR OF THE GARAGE NOTE PETEON BY OWNS ADJOINING PROPERTY EMMENTATELY Property is to be advertised and/or posted as prescribed by Zoning Regulations. A D TAGENT PROPOSED GARAGE L/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for

ansore County.	I/we do solemnly declare and affirm, under the penalties of perjury that I/we are the legal conser(s) of the property which is the subject of this petition.
ntract Purchaser:	Legal Owner(s):
ne or print basse)	William J. WACHTER
e or print name)	William J. Wachto
nature)	
	ELIZABETH G. WACHTER
	(Appe of print same) Elizabeth S. Wacotto.
State Zip Code	(signature)
ormey for Petitioner:	6729 RAILWAY AVE. 285-6190
e or print name)	BALTIMORE, AID 2/222-1130
nature)	City State Zip Code Mann, edificate and phone number of comer, contract purchaser or representative to be contented.
rate phone	William J. WACHTER
	6724 RAILWAY AVE 185-6190
***************************************	·
	TED AND/OR POUND TO BE REQUIRED, IT IS ORDERED 17, thisday of, 19, that the subject matter of this petition

be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general



- 3-

ZONING DESCRIPTION ICH 6724 HAILANT AVE BEGINNING AT A PLINT ON THE SOUTH SIDE OF RAILWAY AUG WHIGH IS SCHIFT WINE AND SCPEET BAST OF THE CIRTIE LINEOF MODEMENTAL RP. WHICH IS 50' WIDE BEING LETS # 7-8 IN THE S. BUILISION OF FAIRLAWN AS RECORPED IN BOLLIMERE COUNTY PLAY BOOK #6, FOLIC #100 CONTAINING 6250 SGFEET ALSO KNOWN AS CTAY RAILWAY AVE AND LOCATED IN THE 12 ELECTION DISTRICT

MICROFILMED

District 12Th Posted for: Lay 1971 CO	Date of Posting 6/6/92
Posted for: LAYISMCO	
Politicaer: W.m. + Eliza	Wachter
Location of presents: 5/5 Roilway	Are So' El Monumento I RJ.
6729 Rayan Ar.	Arry 90' A Monumontal RJ,
Location of More Facing Woodu	voy aftron 30 /- roodway, on
proporty of Petition or	-
Remarks:)*************************************
Posted by Miller	10/12/92
Signature	Date of return: 4/12/92

no living or sleeping quarters, and no kitchen or bathroom facilities.

4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ently Kotrow

Deputy Zoning Commissioner for Baltimore County

·31, , ₂₀ , ,

TMK:bjs

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 29, 1992

Mr. & Mrs. William J. Wachter 6729 Railway Avenue Baltimore, Maryland 21222-1130

RE: PETITION FOR ADMINISTRATIVE VARIANCE S/S Railway Avenue, 80' E of the c/l of Monumental Road (6729 Railway Avenue) 12th Election District - 7th Councilmanic District William J. Wachter, et ux ~ Petitioners Case No. 92-469-A

Dear Mr. & Mrs. Wachter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner

for Baltimore County

File

cc: People's Counsel

97-46-4-H

\		
	WILLIAM J. WACHTER 11-89 ELIZABETH S. WACHTER	235
	5/27 19 92	7-7063 2520
MUNIC IN	PAY TO THE BALTIMURE COUNTY \$ 5	15.00
2	EIGHTY FIVE	-O GOLLARS
	EASTERN SAVINCS BANK 1/38	
	FOR VERIANCE FEES Rulliam & Rulach	2
	#252070639# O1 3000658 # 0235	

MICROFILMED

V.	Zoning Commisioner County Office Building 111 West Chesapouke Avenue Towson, Maryland 21204		,	
.			Account: It.	sister,
	· · · · · · · · · · · · · · · · · · ·			
	5/27/92		H9200497	
	PUBLIC HEARING FEES	υra	PRICE	
,	010 ZONING VARIANCE (IRL)	i X	\$5 0.00	3
	080 -POSTING SIGNS / ADVERTISE	N 6 1 X	\$35. 00	\$
	LAST NAME OF OWNER: WACHTER	(MAL:	\$85.00	
Palldation	PI	DA A	04#0146MICHRC C012#17PMD6-01-92 Payable Te: Beltimere Cou	\$65.00

111 West Chesapeake Avenue Towson, MD 21204

June 9, 1992

(410) 887-3353

Mr. & Mrs. William J. Wachter 6729 Railway Avenue Baltimore, MD 21222-1130

OFZ/Strategic Planning (Design Review Section)

Authorized Signature Janeis Morsey

Lot 2 Firal Ecker / Lot 2a William And Ruth Fanning

Zoning Issue

Waiver Number

Development Review Committee Response Form

Samuel Frank And David Granat

Momesta R. And James S. Henry

Blemm A. And Patricia A. Sudano

Howard W. Dawson, Sr.

* * * END OF REPORT * * *

William J. And Elizabeth G. Wachter

Project Name

DED DEPART RE STE TE

DED DEFRM RP STP TE

DED DEFRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RF STP TE

DED DEPRM RP STP TE

COUNT &

COUNT 16

FINAL TOTALS

Douglas R. Small

File Number

COUNT 1

RE: Item No. 497, Case No. 92-469-A Petitioner: William J. Wachter, et ux Petition for Administrative Variance

Dear Mr. Wachter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMEL

06/15/92

Meeting Date

MICROFILMED

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

700 East Joppa Road Suite 901 Towson, MD 21204-5500

Zoning Administration and

Baltimore County Office Building

Item No.: *497 (JCM)

Development Management

Arnold Jablon

Towson, MD 21204

Director

Gentlemen:

JP/KEK

JUNE 3, 1992

RE: Property Owner: WILLIAM J. WACHTER AND ELIZABETH G. WACHTER

Pursuant to your request, the referenced property has been surveyed by

Noted and

Approved

this Bureau and the comments below are applicable and required to be

corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

Zoning Agenda: JUNE 8, 1992

Fire Prevention Bureau

#6729 RAILWAY AVENUE

Your petition has been received and accepted for filing this 27th day of May, 1992

Petitioner: William J. Wachter, et ux Petitioner's Attorney:

MICROFILMEL

OFFICE OF PLANNING AND ZONING New Courts Building 401 Bosley Avenue Towson, MD 21204

Ervin McDaniel, Chief

Development Review Section

The Office of Planning and Zoning has no comments on the

Keith & Patricia Lambert William & Elizabeth Wachter - Item James & Anita Henry Llyle Bottinghouse Glenn & Patricia Sudano

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6_8_92.txt Petitns.txt

Arnold Jablon, Director - Zoning Administration & Development Management

Office of Planning and Zoning

June 10, 1992

PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992

following petitions:

- Item 498 - Item 500 - Item 501

MICROFILMEL

06/15/92 Development Review Committee Response Form Date 6/15/92 Authorized signature Ulmus V. Kennede Waiver Number Zoning Issue Meeting Date Stonegate at Patapsco (Azreal Property) ZON DED TE (Waiting for developer to submit plans first) COUNT Keith M. And Patricia M. Lambert COUNT Samuel Frank And David Granat DED DEFRM RP STP TE Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning DED DEPRM RP STP TE ... William J. And Elizabeth G. Wachter DED DEPRM RF STP TE Aneita R. And James S. Henry DED DEPRM RP STP TE Douglas R. Small DED DEPRM RP STP TE Lyle L. Boltinghouse Glenn A. And Patricia A. Sudano Howard W. Dawson, Sr. DED DEPRM RP STP TE COUNT 8 MILKOFILMED

DPW/Traffic Engineering Development Review Committee Besponse Form Authorized signature Project Name File Number Zoning Issue Meeting Date Albert F. And Ann B. Nocar Maryland Marine Manufacturing Co.. Inc. DEPRM Stonegate at Patabsco (Azreal Property) CON DED TE (Waiting for develope) to submit blans first COUNT 3 heith M. And Fathicia M. Lamper -50 N/C DED DEPRM RP STF TE COUNT 1 Samuel Frank And David Granat DED DEPRM RP STP TE Lot 2 Errol Ecker / Lot 2a William And Auth Fanning DED DEFRM RP STP (E William J. And Elizabeth G. Wachter DED DEPRM RP STF TE Aneita R. And James S. Henry DED DEPRM RP STP TE Douglas R. Small DED DEPRM RP STP TE Lyle L. Boltinghouse DED DEPRM RP STP TE

501

Glenn A. And Patricia A. Sudano

DED DEPRM RP STP TE

Department of Recreation and Parks / Development Review Committee Response() For

Authorized signature Date 6/15/72 File Number Zoning Issue Meeting Date 6-2-92 DED DEPRM RP STP TE COUNT 1 Samuel Frank And David Granat 6-8-92

Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning ED DEFRIT RE STE TE William J. And Elizabeth G. Wachter Aneita R. And James S. Henry

ED DEPRM RF STF TE Connect DED DEPRM RP STP TE ED DEFRI RE SIE IE Douglas R. Small DED DEFRM RP STP TE Lyle L. Boltinghouse

Glenn A. And Patricia A. Sudano DED DEPRM RP STP TE Howard W. Dawson. Sr.

DED DEPRM RP STP TE ED DEPRM RP STP TE No Commed COUNT 8

FINAL TOTALS

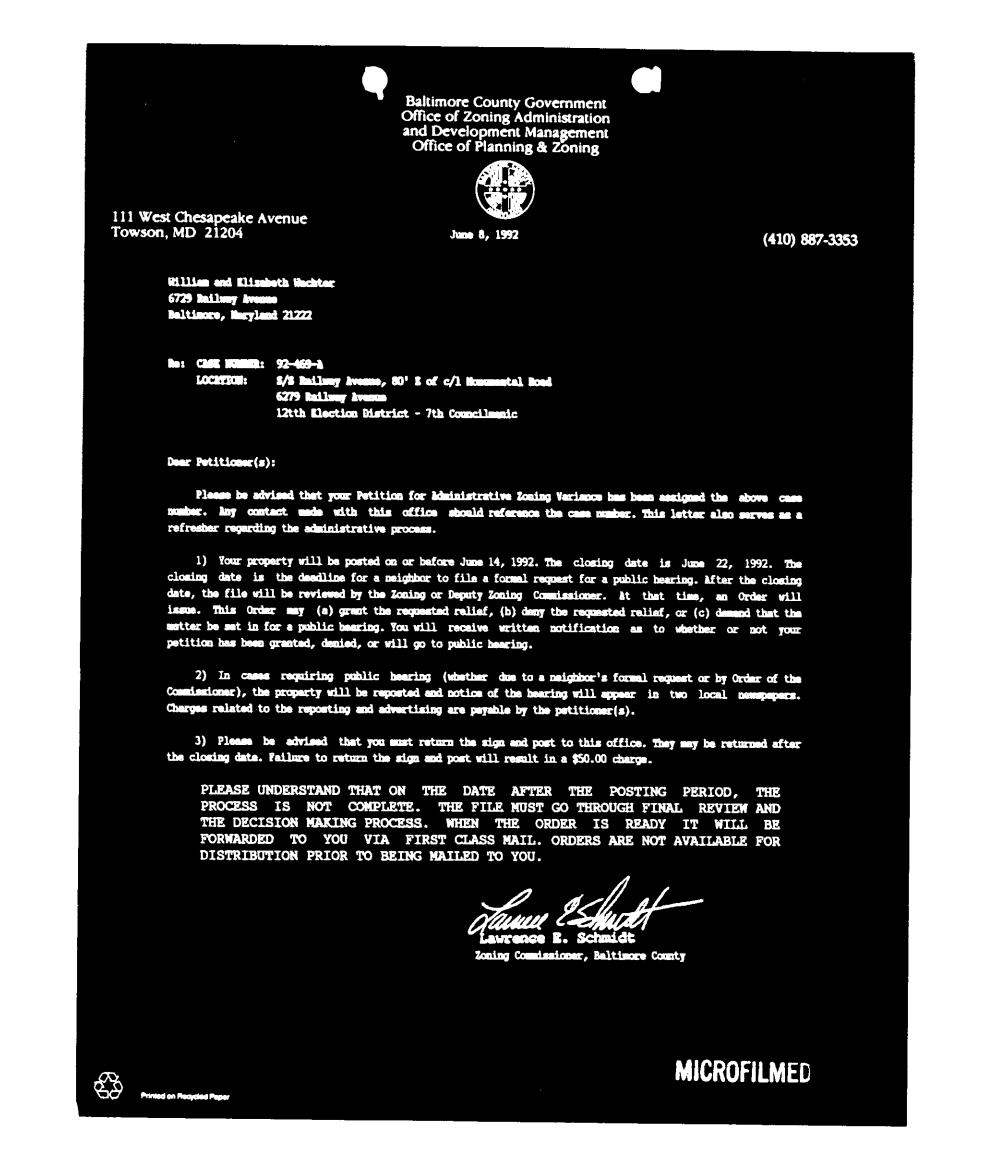
COUNT 9 * * * END OF REPORT * * *

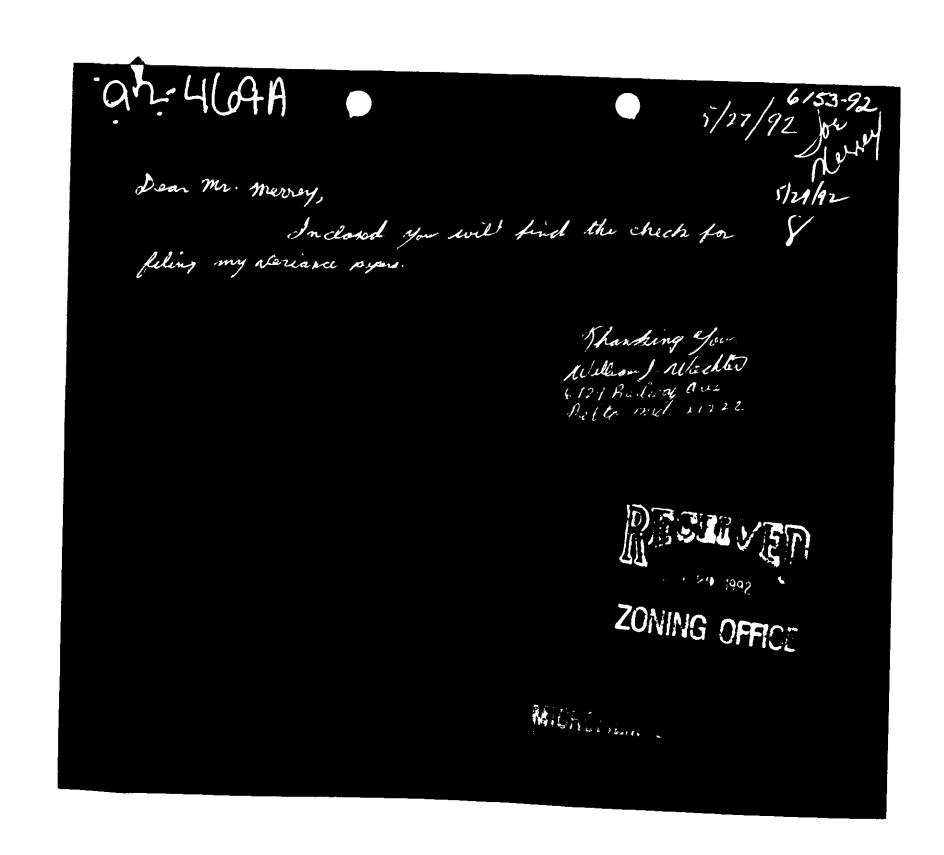
6227.20

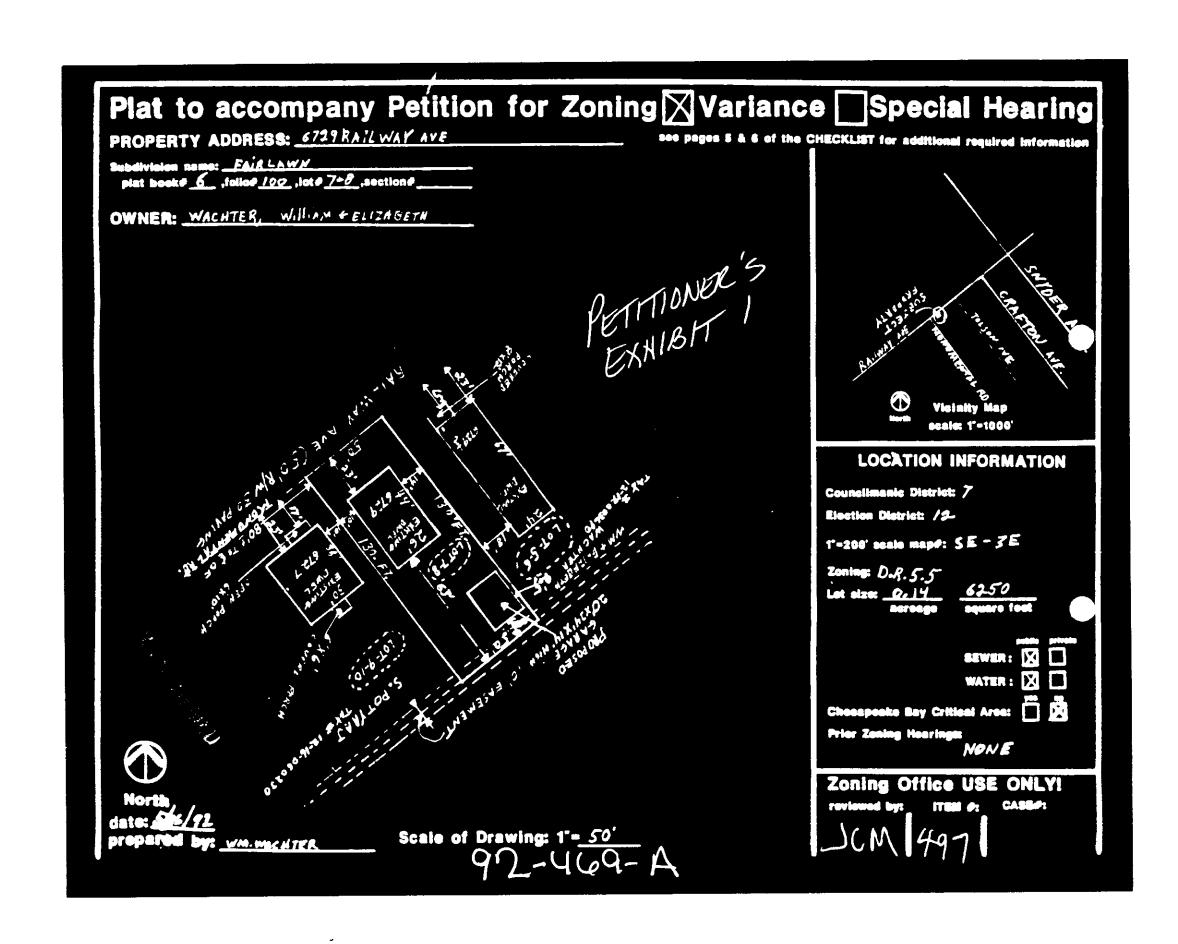
(410) 887-4500

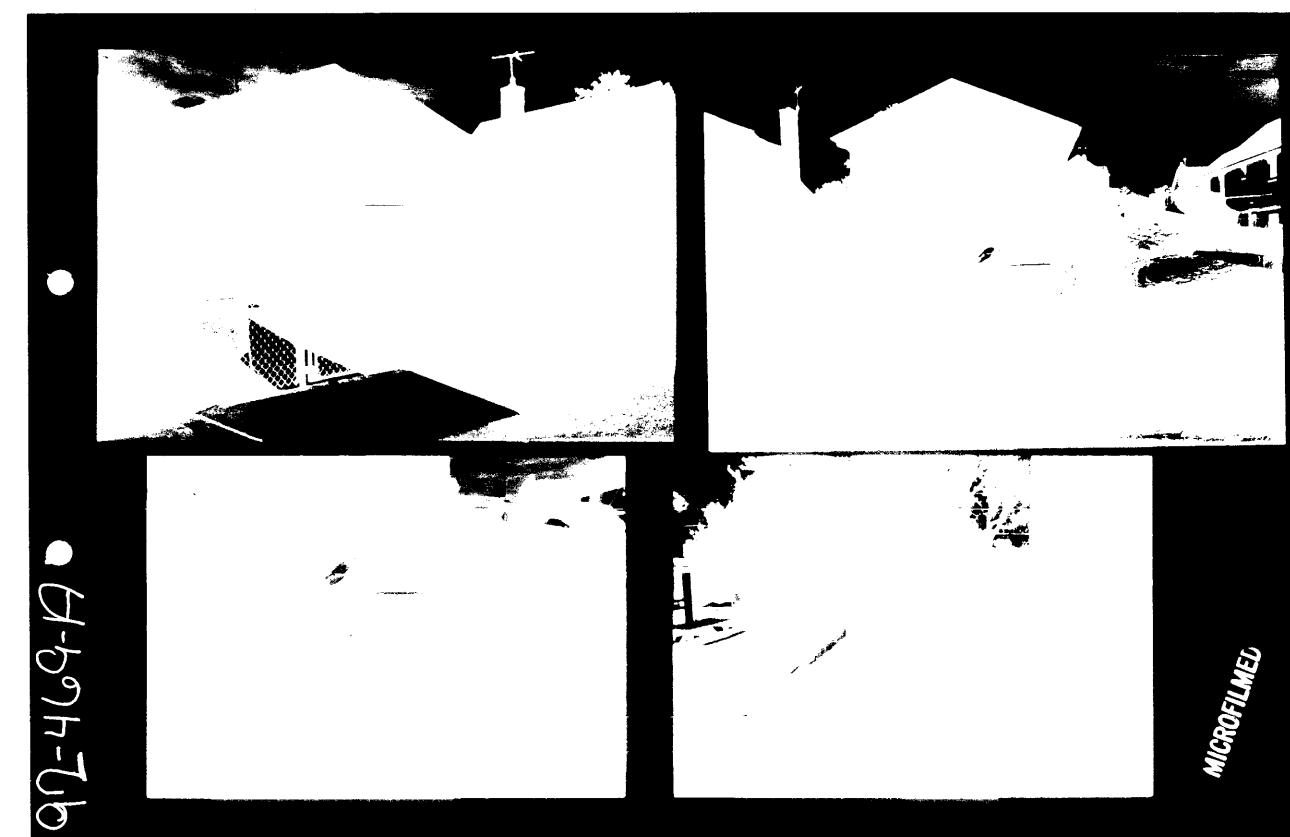
Department of Environmental Byotestic	on & Resource Men	egement 06/15/92
Development Review Committee Response	For	Date 6-15-95
Authorized signature	a syring	Date 0/3//
Project Name		
File Number Waiver Number	Zoning Issu e	Meeting Date
COUNT 5		
Keith M. And Patricia M. Lambert	; 496	6-2-92
DED DEPRM RP STP TE		IN PRICESS

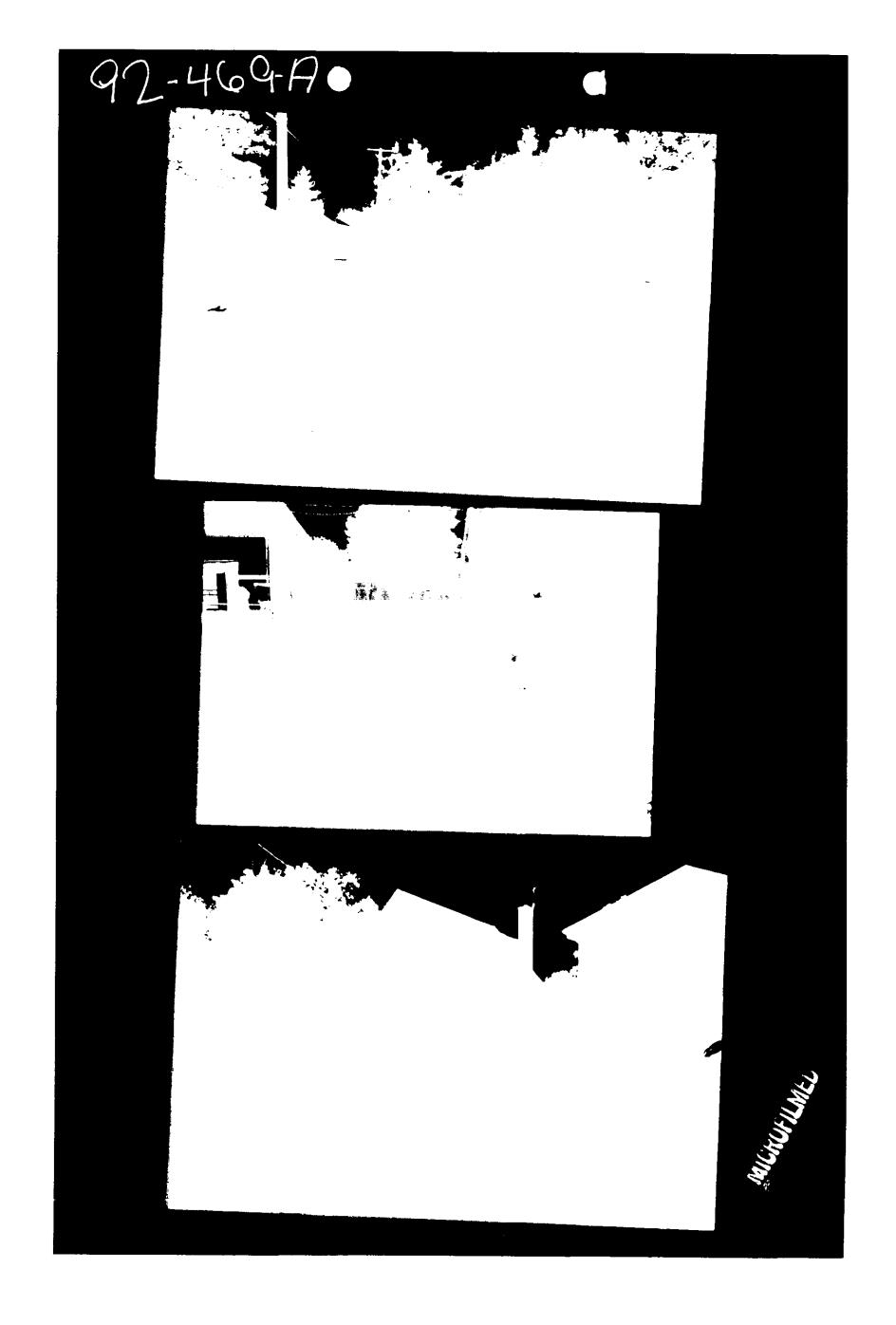
COUNT 1		
/		
Samuel Frank And David Granat	. 7.	49- 92
DED DEPRM RP STP TE	494	6-8-92 M/O /O mms//T
		And Commens
Lot 2 Errol Ecker / Lot 2a Will	liam And Ruth Fan 495	
DED DEPRM RP STP TE	4 7	written comments
William J. And Elizabeth G. Wach	iter 497	
DED DEFRM RP STP TE	777	NO COMMENTS
Aneita R. And James S. Henry	498	NO COMMENTS
DED DEPRM RP STP TE	476	The Comments
Douglas R. Small	499	IN PRACTI
DED DEPRM RF STP TE		IN PROESS
Lyle L. Boltinghouse	500	NO COMMENTS
DED DEPRM RP STP TE		
Glenn A. And Patricia A. Sudano	:	= = = = = = = = = = = = = = = = = = =
Olem A. And Fatticia A. Sadano	501	written comments
DED DEPRM RP STP TE		
Howard W. Dawson, Sr.		
	503	NO COMMENTS
DED DEPRM RP STP TE		
COUNT 8		
FINAL TOTALS		
COUNT 21		MIGROFILMED
		energy of MICT.
*** END OF REPORT ***		

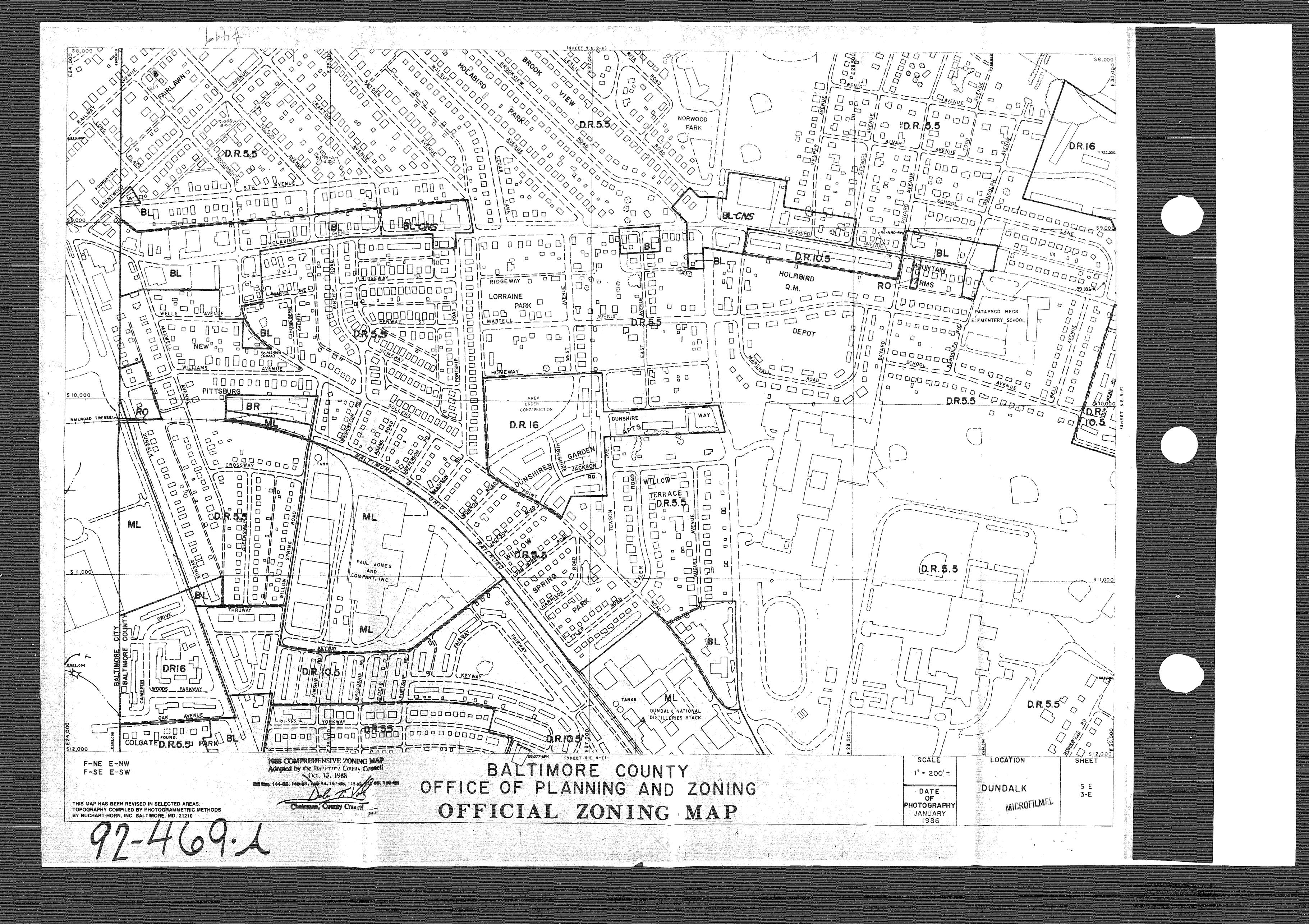












FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * * *

Petitioners

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance in which the Petitioners request relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) to be located 8 feet from the centerline of an alley in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

It should be noted that the Petition filed indicated that the Petitioners also own the adjoining property on the affected side of the relief requested. Petitioner's Exhibit 1 depicts the proposed accessory building will be placed 2.5 feet from the adjoining side property line. The relief granted herein shall be contingent upon Petitioners' holding a The relief granted herein shall be contingent upon Petitioners' holding a setback of 2.5 feet from that side property line in their development of the proposed garage.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the proposed section.

information available, there is no evidence in the file to indicate that

the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of June, 1992 that the Petition for Administrative Variance requesting relief from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory building (garage) to be located 8 feet from the centerline of an alley in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) In addition to the 8-foot setback from the centerline of the alley to the rear of the subject property, the proposed garage shall also have a setback of 2.5 feet from the side property line, as shown on Petitioner's Exhibit 1.

3) Petitioners shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage shall contain

MICROFILIVIEL

EIVED FOR ORDE Date

MICROFILMEL

- 2-

AFFIDAVIT

IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows

That the information herein given is within the personal knowledge of the Affant(s) and that Affant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative

That Affant(a) acknowledge(a) that if a protest is filed, Affant(a) will be required to pay a reposting and advertising fee and

the Affants(s) herein, personally known or estimactorily identified to me as such Affants(s), and made onth in due form of law that the matters and facts hereinshove set forth are true and correct to the best of his/her/their knowledge and ballef.

My Commission Expires: 10-C15

IF I HELD THE BACK OF THE GARAGE 15 FEET FROM

THE CENTER OF THE EASEMENT IT WOULD RESTRICT ME

FROM DRIVING INTO THE RIGHT DOOR OF THE GARAGE.

That the Affant(s) does/do presently reside at 6729 RAILWAY AVE

WILLIAM WACHTER

AS WITNESS my hand and Notarial Scal.

5/24/92

I MERCHY CERTIFY, this 26th day of 120

92-469-A

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400-2 of THE BLAE TO REPORT AN ACCESSORY BULLDING TO BE LOCATED 8/1 from The CENTERLINE OF AN ALLEY IN LIEN OF THE REQUIRED 15 15.

of the Zoning Regulations of Baltimore County for the following reasons: (indicate hardstip or practical difficulty)

IF I HELD THE BACK OF THE GARAGE 15 FEET FROM THE CENTER OF THE EASE MENT IT WOULD RESTRICT ME TRUM DAILIRE INTO THE AILHT DOOR OF THE GARAGE NOTE PETEON BY OWNS ADJOINING PROPERTY EMMENTATELY Property is to be advertised and/or posted as prescribed by Zoning Regulations. A D TAGENT PROPOSED GARAGE L/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for

ansore County.	I/we do solemnly declare and affirm, under the penalties of perjury that I/we are the legal conser(s) of the property which is the subject of this petition.
ntract Purchaser:	Legal Owner(s):
ne or print basse)	William J. WACHTER
e or print name)	William J. Wachto
nature)	
	ELIZABETH G. WACHTER
	(Appe of print same) Elizabeth S. Wacotto.
State Zip Code	(signature)
ormey for Petitioner:	6729 RAILWAY AVE. 285-6190
e or print name)	BALTIMORE, AID 2/222-1130
nature)	City State Zip Code Mann, edificate and phone number of comer, contract purchaser or representative to be contented.
rate phone	William J. WACHTER
	6724 RAILWAY AVE 185-6190
***************************************	·
	TED AND/OR POUND TO BE REQUIRED, IT IS ORDERED 17, thisday of, 19, that the subject matter of this petition

be set in for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general



- 3-

ZONING DESCRIPTION ICH 6724 HAILANT AVE BEGINNING AT A PLINT ON THE SOUTH SIDE OF RAILWAY AUG WHIGH IS SCHIFT WINE AND SCPEET BAST OF THE CIRTIE LINEOF MODEMENTAL RP. WHICH IS 50' WIDE BEING LETS # 7-8 IN THE S. BUILISION OF FAIRLAWN AS RECORPED IN BOLLIMERE COUNTY PLAY BOOK #6, FOLIC #100 CONTAINING 6250 SGFEET ALSO KNOWN AS CTAY RAILWAY AVE AND LOCATED IN THE 12 ELECTION DISTRICT

MICROFILMED

District 12Th Posted for: Lay 1971 CO	Date of Posting 6/6/92
Posted for: LAYISMCO	
Politicaer: W.m. + Eliza	Wachter
Location of presents: 5/5 Roilway	Are So' El Monumento I RJ.
6729 Rayan Ar.	Arry 90' A Monumontal RJ,
Location of More Facing Woodu	voy aftron 30 /- roodway, on
proporty of Petition or	-
Remarks:)*************************************
Posted by Miller	10/12/92
Signature	Date of return: 4/12/92

no living or sleeping quarters, and no kitchen or bathroom facilities.

4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ently Kotrow

Deputy Zoning Commissioner for Baltimore County

·31, , ₂₀ , ,

TMK:bjs

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 29, 1992

Mr. & Mrs. William J. Wachter 6729 Railway Avenue Baltimore, Maryland 21222-1130

RE: PETITION FOR ADMINISTRATIVE VARIANCE S/S Railway Avenue, 80' E of the c/l of Monumental Road (6729 Railway Avenue) 12th Election District - 7th Councilmanic District William J. Wachter, et ux ~ Petitioners Case No. 92-469-A

Dear Mr. & Mrs. Wachter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner

for Baltimore County

File

cc: People's Counsel

97-46-4-H

\		
	WILLIAM J. WACHTER 11-89 ELIZABETH S. WACHTER	235
	5/27 19 92	7-7063 2520
MUNIC IN	PAY TO THE BALTIMURE COUNTY \$ 5	15.00
2	EIGHTY FIVE	-O GOLLARS
	EASTERN SAVINCS BANK 1/38	
	FOR VERIANCE FEES Rulliam & Rulach	2
	#252070639# O1 3000658 # 0235	

MICROFILMED

V.	Zoning Commisioner County Office Building 111 West Chesapouke Avenue Towson, Maryland 21204		,	
.			Account: It.	sister,
	· · · · · · · · · · · · · · · · · · ·			
	5/27/92		H9200497	
	PUBLIC HEARING FEES	υra	PRICE	
,	010 ZONING VARIANCE (IRL)	i X	\$5 0.00	3
	080 -POSTING SIGNS / ADVERTISE	N 6 1 X	\$35. 00	\$
	LAST NAME OF OWNER: WACHTER	(MAL:	\$85.00	
Palldation	PI	DA A	04#0146MICHRC C012#17PMD6-01-92 Payable Te: Beltimere Cou	\$65.00

111 West Chesapeake Avenue Towson, MD 21204

June 9, 1992

(410) 887-3353

Mr. & Mrs. William J. Wachter 6729 Railway Avenue Baltimore, MD 21222-1130

OFZ/Strategic Planning (Design Review Section)

Authorized Signature Janeis Morsey

Lot 2 Firal Ecker / Lot 2a William And Ruth Fanning

Zoning Issue

Waiver Number

Development Review Committee Response Form

Samuel Frank And David Granat

Momesta R. And James S. Henry

Blemm A. And Patricia A. Sudano

Howard W. Dawson, Sr.

* * * END OF REPORT * * *

William J. And Elizabeth G. Wachter

Project Name

DED DEPART RE STE TE

DED DEFRM RP STP TE

DED DEFRM RP STP TE

DED DEPRM RP STP TE

DED DEPRM RF STP TE

DED DEPRM RP STP TE

COUNT &

COUNT 16

FINAL TOTALS

Douglas R. Small

File Number

COUNT 1

RE: Item No. 497, Case No. 92-469-A Petitioner: William J. Wachter, et ux Petition for Administrative Variance

Dear Mr. Wachter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMEL

06/15/92

Meeting Date

MICROFILMED

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

700 East Joppa Road Suite 901 Towson, MD 21204-5500

Zoning Administration and

Baltimore County Office Building

Item No.: *497 (JCM)

Development Management

Arnold Jablon

Towson, MD 21204

Director

Gentlemen:

JP/KEK

JUNE 3, 1992

RE: Property Owner: WILLIAM J. WACHTER AND ELIZABETH G. WACHTER

Pursuant to your request, the referenced property has been surveyed by

Noted and

Approved

this Bureau and the comments below are applicable and required to be

corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

Zoning Agenda: JUNE 8, 1992

Fire Prevention Bureau

#6729 RAILWAY AVENUE

Your petition has been received and accepted for filing this 27th day of May, 1992

Petitioner: William J. Wachter, et ux Petitioner's Attorney:

MICROFILMEL

OFFICE OF PLANNING AND ZONING New Courts Building 401 Bosley Avenue Towson, MD 21204

Ervin McDaniel, Chief

Development Review Section

The Office of Planning and Zoning has no comments on the

Keith & Patricia Lambert William & Elizabeth Wachter - Item James & Anita Henry Llyle Bottinghouse Glenn & Patricia Sudano

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6_8_92.txt Petitns.txt

Arnold Jablon, Director - Zoning Administration & Development Management

Office of Planning and Zoning

June 10, 1992

PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992

following petitions:

- Item 498 - Item 500 - Item 501

MICROFILMEL

06/15/92 Development Review Committee Response Form Date 6/15/92 Authorized signature Ulmus V. Kennede Waiver Number Zoning Issue Meeting Date Stonegate at Patapsco (Azreal Property) ZON DED TE (Waiting for developer to submit plans first) COUNT Keith M. And Patricia M. Lambert COUNT Samuel Frank And David Granat DED DEFRM RP STP TE Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning DED DEPRM RP STP TE ... William J. And Elizabeth G. Wachter DED DEPRM RF STP TE Aneita R. And James S. Henry DED DEPRM RP STP TE Douglas R. Small DED DEPRM RP STP TE Lyle L. Boltinghouse Glenn A. And Patricia A. Sudano Howard W. Dawson, Sr. DED DEPRM RP STP TE COUNT 8 MILKOFILMED

DPW/Traffic Engineering Development Review Committee Besponse Form Authorized signature Project Name File Number Zoning Issue Meeting Date Albert F. And Ann B. Nocar Maryland Marine Manufacturing Co.. Inc. DEPRM Stonegate at Patabsco (Azreal Property) CON DED TE (Waiting for develope) to submit blans first COUNT 3 heith M. And Fathicia M. Lamper -50 N/C DED DEPRM RP STF TE COUNT 1 Samuel Frank And David Granat DED DEPRM RP STP TE Lot 2 Errol Ecker / Lot 2a William And Auth Fanning DED DEFRM RP STP (E William J. And Elizabeth G. Wachter DED DEPRM RP STF TE Aneita R. And James S. Henry DED DEPRM RP STP TE Douglas R. Small DED DEPRM RP STP TE Lyle L. Boltinghouse DED DEPRM RP STP TE

501

Glenn A. And Patricia A. Sudano

DED DEPRM RP STP TE

Department of Recreation and Parks / Development Review Committee Response() For

Authorized signature Date 6/15/72 File Number Zoning Issue Meeting Date 6-2-92 DED DEPRM RP STP TE COUNT 1 Samuel Frank And David Granat 6-8-92

Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning ED DEFRIT RE STE TE William J. And Elizabeth G. Wachter Aneita R. And James S. Henry

ED DEPRM RF STF TE Connect DED DEPRM RP STP TE ED DEFRI RE SIE IE Douglas R. Small DED DEFRM RP STP TE Lyle L. Boltinghouse

Glenn A. And Patricia A. Sudano DED DEPRM RP STP TE Howard W. Dawson. Sr.

DED DEPRM RP STP TE ED DEPRM RP STP TE No Commed COUNT 8

FINAL TOTALS

COUNT 9 * * * END OF REPORT * * *

6227.20

(410) 887-4500

Department of Environmental Byotestic	on & Resource Men	egement 06/15/92
Development Review Committee Response	For	Date 6-15-95
Authorized signature		Date 0/3//
Project Name		
File Number Waiver Number	Zoning Issu e	Meeting Date
COUNT 5		
Keith M. And Patricia M. Lambert	; 496	6-2-92
DED DEPRM RP STP TE		IN PRICESS

COUNT 1		
/		
Samuel Frank And David Granat	. 7.	49- 92
DED DEPRM RP STP TE	494	6-8-92 M/O /O mms//T
		And Commens
Lot 2 Errol Ecker / Lot 2a Will	liam And Ruth Fan 495	
DED DEPRM RP STP TE	4 7	written comments
William J. And Elizabeth G. Wach	iter 497	
DED DEFRM RP STP TE	777	NO COMMENTS
Aneita R. And James S. Henry	498	NO COMMENTS
DED DEPRM RP STP TE	476	The Comments
Douglas R. Small	499	IN PRACTI
DED DEPRM RF STP TE		IN PROESS
Lyle L. Boltinghouse	500	NO COMMENTS
DED DEPRM RP STP TE		
Glenn A. And Patricia A. Sudano	:	= = = = = = = = = = = = = = = = = = =
Olem A. And Fatticia A. Sadano	501	written comments
DED DEPRM RP STP TE		
Howard W. Dawson, Sr.		
	503	NO COMMENTS
DED DEPRM RP STP TE		
COUNT 8		
FINAL TOTALS		
COUNT 21		MIGROFILMED
		energy of MICT.
*** END OF REPORT ***		

